

## Lake Timberline Board of Trustees

Meeting Date: 06/07/2023

Location: Timberline Office

Members in attendance:

- a. President: Marcus Payne
- b. Vice President: Roger Meyer
- c. Secretary: Cathy Fronick
- d. Treasurer: Matt Crabtree - \*left 6:54p
- e. Security: Scott McDowell
- f. Maintenance: Tony Huff
- g. Member at Large: Mark Williamson

Review previous minutes: 04/06/23 were emailed and approved. Need sent to Bill. These were sent to Bill on 6/7/23.

Need to approve 04/18/23, 04/29/23, 05/17/23

Board business

Bank account update. \$240,301.81

Marcus and Cathy to reach out to EB to get set up for next election.

Tony and Cathy working on all Lot lists

Possibly have surveys done on lots we own, as we can afford.

Joining Parcels Timberline owns and will not sell.

Cathy to have lots up near gate adjoined and will add them to 'no sell' list.

This must be done for a line of credit.

Pressure wash and paint small building and maintenance building up front. Reach out for volunteers.

Dennis Young and Denny Armstrong both said they would help.

Work with Dennis on timing.

Back assessment list update. Tony researched, 1.5 million in back assessments 204,000 to file in court.

Office is actively calling trying to get payment or property back. They feel it is going well.

### **LTBOT wish list**

Well and Bathroom at Primrose, An agreement is being worked out with the property owner on the well.

Heat at shower house, get cost for insulation and wiring.

Roger to look into metal building for Primrose bathroom

Skid Steer \$40,000

Washer and dryer in the small building up front. Work with vendors so no out of pocket costs.

Roger to look into machines

Research needs assigned regarding building capabilities, vendors, and insurance.

**President:**

**Solar light** and paint for Timberline sign. Need to paint sign and hang light.

Removing all informational signs at front gate.

Cathy to reach out to all organizations to see if they want their signs from the front gate.

Silver Springs gate damage – waiting on last payment of \$1755

**Lot offers on the table.**

Jessica Pilger plat 21 lots 169,170,171.

Roger motioned all 3 for 1500

Tony 2nd

Roger - yes

Tony - yes

Scott - yes

Mark - yes

Cathy - no

Marcus - yes

Cathy to call her

Denise Gebhardt claims she has no ties to Plat 2, lot 174 and wants to donate it back. Both her and her ex-boyfriend's name is on the deed. PO is still responsible until all parties' sign conveyance.

4 new 'rules' signs to be installed at the beaches. \$81 per 2x3 colored sign Getting all signs on the schedule to be installed by maint.

Per insurance office and maintenance must be repaired. Office electrical work is complete. Repairing maintenance roof is scheduled. New partial roof being installed Tuesday for \$1500.

Need picture to update the image for the boards FB page. Cathy to provide picture to Marcus to post to FB

**Vice President:**

**Secretary:**

Lot that LT's septic is on still needs put in our LT's name. Looking for a lot in the Lake to trade. Offered Terry & Jean Hayes Plat 6, lot 9. Waiting to hear back.  
Board to offer plat 33 Lot 95. Similar lot, some what level with electricity nearby.  
Still no response.

Cathy working on updating rules and Fees. Needs Jug fishing added. Cathy to bring hard copies for everyone to next meeting.

In process Cathy needs jug fishing info

Contractor list to hand out in the office. Cathy to get the list to Frances to put in new owner packet. Also, add pizza delivery and different stores etc.

RFID tags - special meeting June 19th

Cathy is working on a new website with Bill. Cathy will meet with Bill when he is at the lake.

**Treasurer:** Report

Review of current financials - actual vs budget to date.

**Security:** Report

1) Update on shipping containers. All were placed and unpainted as of March. Frances to put liens on properties.

Need to reach out to POs get people to paint them.

2) 45-day letter information to review

Scott motions to idle Matt until it is proven that he is not on the LTPVOA board.

Roger 2nd

Tony - yes

Scott - yes

Roger - yes

Mark - abstained

Marcus - yes

Cathy - abstained

**Maintenance:**

Report

Backhoe Repair in progress

Bridge by trash at the bottom of the big hill is washing out. Tony getting bids, may need a special assessment to repair.

Guard rail at low water bridge (waterfall) needs replaced. Total cost approx. \$3,197. per Foran.

Maintenance and Burning - make sure we are having safe practices.

May need ballards at the top of steps on Goff Beach to prevent cars / SxS's from blocking the walkway

Add cable or guardrail for more parking.

**Member at Large:**

MO Conservation to come out. Mark spent 3 hours with....checked all lakes except Kathy's Pond. Fish habitat and stocking were discussed. Several compliments were given. Possible clay on phantom lake to continuously hold water. Some lakes are shallower than first thought. Oak park and forest lake and phantom has some overgrowth on dams that need attention.

Cathy motioned to adjourn

Roger 2<sup>nd</sup>

Meeting ended: 8:54p